

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: D. Frederico Fazio/French Village

Case #: 36-R-02

Date: March 26, 2002

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Ft. Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: French Village
Site Plan Review

Case #: 36-R-02

Date: March 26, 2002

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Preliminary calculations are necessary to determine the number of daily vehicular trips to be generated by this site. Please provide a traffic impact statement prepared by a traffic engineering consultant pursuant to Section 47-25.2 of the City Ordinances. The traffic statement shall consist of a determination of the number of daily trips from the type and quantity of uses proposed for the site.
3. If the number of trips generated by the development exceeds the City's minimum threshold for a traffic impact analysis, a methodology meeting shall be scheduled by the applicant's consultant with the City's consultant and engineering staff (after the applicant has indicated to City Engineering representative which consultant will be utilized for their study). The methodology meeting provides direction on the necessary parameters and scope of the required study as well as a time frame to complete the traffic review.
4. A six (6) and a ten (10) foot utility easement are indicated on the site survey. These easements apparently conflict with the proposed development plan. The applicant must provide evidence of the vacation of these easements or apply for same prior to receiving site plan approval.

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5. The sketch of boundary survey also indicates two additional areas along S.E. 8 Street and S.E. 9 Street where an additional five (5) foot wide property dedication was apparently completed. Please provide copies of the deeds for these dedication so engineering staff can determine the purpose for these dedications.
6. Additional right of way is necessary in accordance with Section 47-24.5 (Subdivision Regulations) to result in a thirty (30) foot half section of roadway with the applicable corner chords at the intersections of S.E. 8th and 9th Streets with S.E. 2 Avenue. The City's standard forms can be obtained from Tim Welch, by electronic mail or by hard copy. These right of way dedications shall be completed prior to certification for occupancy of the building while draft forms shall be prepared prior to site plan approval.
7. This application does not contain the basic set of engineering plans and specifications. Please prepare the following drawings for review and sufficient completion approval prior to site plan approval:
 - a. Paving and drainage (P & D) plan with sufficient existing and proposed elevations
 - b. Signing and Marking Plan
 - c. Water and sewer Plan
 - d. Details and specifications sheets, as applicable (City Standard Water/Sewer Sheets)

Please note that the paving, drainage, water, and sewer plan presented will become too busy once all existing, proposed grades, runoff routing and facilities, as well as required water meters, services and sewer services are shown on the plan presented.

8. Provide sufficient elevations approximately 50 to 100 feet off site in each direction to demonstrate responsible management of site runoff and relative grade differences with adjacent sites. Any obvious impacts to adjacent sites shall be appropriately mitigated through additional engineering features to retain and/or discharge runoff.
9. Provide a letter from Utilities Division/Public Services Department (Maurice Tobon, P.E., Project Engineer) demonstrating adequate transmission system capacity in City's receiving force main are available to support this additional development and flow quantity.
10. Curb and gutter shall be designed along all right of ways with standard access (drop curbs) as required.

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11. Please identify and show all existing services from City's main (water and wastewater) system. The engineer shall afford adequate attention to utilize any existing services, or proper notes for contractor to abandon them, should they be insufficient for the needs of the development.
12. The landscaping plan provides for trees and plantings with potential for conflicts with proposed (and possibly existing) utilities. Provide an overlay of utilities on the landscaping plan for the elimination of these conflicts.
13. Add any overhead power or street lighting services as well as poles along the available rights of way to eliminate these types of conflicts as well.
14. Determine if any proposed accesses conflict with existing street light or power poles. Relocation of these poles shall be coordinated well in advance of applying for a building permit. Contact Doug Lee, project engineer to review any required relocations for City systems, at 828-5059.
15. The engineering plan calls for plugs to be installed on two sewer laterals extending to the proposed townhome sites planned for along S.E. 9 Street. It appears that the existing laterals could be used for TH-1, 2, 4, and 6 thereby eliminating need for 3 additional laterals.
16. The fire service designed shall be shown with an additional gate valve to the tapping valve and sleeve assembly.
17. Indicate on water and sewer plan any irrigation meters, sizes, and location from taps off City mains as required.
18. Please include the City's standard water detail sheet in the plans submittal for building and engineering permits.
19. Discuss the operations of the loading zone shown on the plan sheet C-1. This loading zone is designed with no apparent radii shown. Sufficient safe and orderly circulation is necessary for loading zones.
20. Indicate parking factors associated with the proposed uses on this site in the site data legend (table 1, Section 47-20 of City Ordinance provides the requirements).
21. Indicate accesses on all roadways opposite this site in order for staff to evaluate interaction or conflicts with adjacent uses.

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- 22. Please review landscaping plan and ensure a five (5) foot minimum width is allowed for accessible walkway by all street tree locations.
- 23. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.
- 24. Please provide a staging and storage plan for preliminary constructability review of project.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: French Village

Case #: 36--R-02

Date: 3-8-02

Comments:

- 1) Flow test required
- 2) Section 412 of the FBC applies.
- 3) Elevator vestibules are required by the FBC.
- 4) Fire main to building should be 8 inch.
- 5) Where are the exits for the pool deck?

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: D. Frederico Fazio/French Village

Case #: 36-R-02

Date: 3/26/02

Comments:

1. Identify by species and size all existing trees and palms on site. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing, large desirable trees". Any trees which would be considered good candidates for relocation should be relocated (either on site, or to approved locations).
2. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan. All tree planting to be in accordance with F.P.L. guidelines for planting in the vicinity of powerlines.
3. Provide the appropriate calculations that demonstrate that the requirement for 50% of the required street trees to be shade trees is met.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: French Village

Case #: 36-R-02

Date: March 18, 2002

Comments:

1. Project subject to 30 day City Commission call-up after Preliminary DRC and CC sign-offs.
2. Discuss provision for a traffic study with Engineering Rep. and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's costs for these consultant services. The traffic study must be submitted and reviewed by the City prior to the project obtaining Preliminary CC and DRC sign-offs.
3. Provide a text narrative to include but not limited to: unit types (all multi-family?), maintenance operations, loading/service systems, retail et. al.
4. Provide outline of buildings located west of the proposed development site on the site plan.
5. Provide detail for garage screening.
6. Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
7. Regarding physical, communications, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such a review has been performed. FAA approval must be obtained prior to 30 day City Commission call-up sign-off.
8. Indicate light outline of buildings that will screen proposed building on all elevations.
9. Verify density calculations with Zoning Rep. at the meeting.

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10. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
11. Discuss elimination of public parking spaces with Engineering Rep. and applicant at the meeting. Strongly encourage on-street parking along SE 2 Ave, SE 8 St. and SE 9 St. Contact Doug Gottshall, Parking Systems Manager, 828-3793. Final DRC and Pre-CC plans must have Mr. Gottshall's approval signature. Provide on-street parking space dimensions on the site plan.
12. Recommend presenting proposal to neighborhood association and neighbors for public input.
13. Provide narrative outlining project compliance (point by point) with ULDR Sec. 47-13.20, General Design and Density Standards et al. Narrative shall cite each requirement as written in the ULDR and how project complies with such.
14. Label all colors and materials on elevations.
15. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
16. Label property line on the site plan.
17. Provide setbacks on each floor plan to the property line. Also, indicate property line and setback on elevations.
18. Indicate any existing bus stops along the development site.
19. Provide FAR in calculation table.
20. Site plan and Landscape plan must be consistent.
21. Provide clear location map.
22. Indicate required parking ratios on calculation table.
23. Provide detail on 2 units fronting SE 2 Ave.
24. Indicate parking garage security design. Where will retail customers park?

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25. Discuss building height with Zoning Rep. at the meeting.
26. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
27. Additional comments may be forthcoming at DRC meeting.

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Division: Planning

Member: Stacey Dahlstrom
828-5298

Project Name: D. Frederico Fazio/French Village

Case #: 36-R-02

Date: 03/26/02

Comments:

On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.

As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #36-R-02 requesting 99 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.

Currently there are 181 reserve units and 22 bonus density affordable housing units available in the Southern portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment is not expected to be adopted by the City of Fort Lauderdale until completion of the proposed Downtown Master Plan. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan. Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager 954-877-7875

Project Name: D. Frederico Fazio/French Village

Case #: 36-R-02

Date: March 26, 2002

Comments:

What type of perimeter control has been planned?

Is access to loading, service court, trash and mechanical rooms restricted only to employees? If yes, what measures are taken to assure this?

Stairs should be lead to 1st floor from exterior of the bldg.

Recommend CCTV and emergency enunciators in strategic locations in the bldg. parking facilities. This should be recorded and capable of identifying the parking facility location.

Is access to the amenities open only to the residents?

Will there be a form of control to the amenities, i.e. electronic cards?

Recommend CCTV in the lobby that records all activities.

All glass doors/windows to comply with SFBC.

Provide a written response to the comments.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: D. Frederico Fazio/French Village

Case #: 36-R-02

Date: 3/26/02

Comments:

1. Provide a photometric lighting plan in accordance 47-20.14 prior to final DRC review.
2. Provide parking geometric standards as required in section 47-20.11.
3. Provide narrative outlining how the proposed development site complies with the General Design and Density Standards of section 47-13.20.
4. Provide a parking calculation table of required and provided parking in accordance with the requirements of section 47-20.2 Table 3.
5. Provide a dimensional table indicating require and provided setback requirements for the RAC-CC zoning district.
6. Indicate building height from grade on elevation plans as defined in section 47-2.
7. Provide garage ramp slopes as required by section 47-20.9.
8. Additional comments may be forthcoming at DRC meeting.